



## ZONING BOARD OF APPEALS

City Council Chambers - 300 LaPorte Ave

Thursday, March 13, 2014 - 8:45 a.m.

### SUMMARY AGENDA

*Roll Call and Approval of the Minutes from the previous meeting*

**Appeal # 2754**      529 Sycamore St  
*Petitioner*            John Hamre  
*Zoning District*      NCM  
*Code Section*        4.8(D)(3)

The variance will increase the allowed floor area ratio in the rear 50% of the lot from 33% to 42% (an increase from 858 square feet allowed to 1,094 square feet). The variance is requested in order to allow the existing detached garage to be demolished and replaced with an attached two-car garage with a 442 square foot loft space above, which will contain a bedroom and family room. The addition will be on the rear of the house.

**Appeal # 2755**      5811 S College Ave  
*Petitioner*            Ed Tynan  
*Zoning District*      CG  
*Code Section*        3.8.7 (A)(3)(c)

The variance will allow a 22 month extension to the 7 year time period in which nonconforming signs on annexed property have to be brought into compliance with the Sign Code regulations. Specifically, this property was included in the Southwest Enclave Annexation, which was annexed into the City on April 6, 2007. The code requires that nonconforming signs existing on such properties on the date of annexation must be brought into compliance within 7 years. The Tynan's Nissan dealership at this location has two nonconforming monument signs. Tynan's is pursuing the development of the 7 acres north of their existing property for a new Nissan dealership. They would like an extension in order to not have to move the signs twice.

**Appeal # 2756**      417 N Grant Ave  
*Petitioner*            Torey Lench  
*Zoning District*      NCM  
*Code Section*        4.8(D)(1), 4.8(E)(1)

The variance will reduce the required minimum lot area from 5,000 square feet to 4,900 square feet and reduce the required minimum lot width from 40 feet to 35 feet in order to allow the existing parcel (9,800 square feet, 70 feet wide) to be put back to its original platted condition of two 4,900 square foot lots and two 35 foot wide lots (see Appeal 2757 for similar variance for the other half of the existing parcel). This same variance was approved on June 13, 2013 but has expired and the applicant is re-applying.

**Appeal # 2757**      419 N Grant Ave  
*Petitioner*            Torey Lenocho  
*Zoning District*        NCM  
*Code Section*         4.8(D)(1), 4.8(E)(1)

The variance will reduce the required minimum lot area from 5,000 square feet to 4,900 square feet and reduce the required minimum lot width from 40 feet to 35 feet in order to allow the existing parcel (9,800 square feet, 70 feet wide) to be put back to its original platted condition of two 4,900 square foot lots and two 35 foot wide lots (see Appeal 2756 for similar variance for the other half of the existing parcel). This same variance was approved on June 13, 2013 but has expired and the applicant is re-applying.

***Other Business:***

Election of officers